

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF REDEVELOPERS AND
PROPOSED DISPOSITION OF DISPOSITION PARCELS X-2C1 and X-2C2

IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS Luigi and Carmella Pannozzo and Michael P. and Sally A. Walsh have expressed an interest in and have submitted satisfactory proposals for the development of Disposition Parcels X-2C1 and X-2C2 respectively;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Luigi and Carmella Pannozzo and Michael P. and Sally A. Walsh be and hereby are designated as redevelopers for Disposition Parcels X-2C1 and X-2C2, respectively, in the Charlestown Urban Renewal Area, subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development.
- b. Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c. Completion of improvements within 6 months from date of conveyance.

2. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

3. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.

4. That it is hereby determined that Luigi and Carmella Pannozzo and Michael P. and Sally A. Walsh possess the qualifications and financial resources necessary to undertake the development of this land in accordance with the urban renewal plan.

5. That the Director is hereby authorized for and on behalf of the Authority to execute and deliver a Land Disposition Agreement for Disposition Parcels X-2C1 and X-2C2 between the Authority as seller and Luigi and Carmella Pannozzo and Michael P. and Sally A. Walsh as buyers in consideration of that purchase price in which HUD concurrence has been received, and the buyers' agreement to continue to maintain the parcel, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.

6. That the Director is further authorized to execute and deliver deeds conveying said parcel pursuant to such disposition agreement; and that the execution by the Director of such agreements and deeds to which a certificate of vote is attached, shall be conclusively deemed authorized by this resolution and conclusively evidenced that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

7 That the Director is further authorized to grant, to and for the benefit of the abutting land-owners such easements of access and travel over Disposition Parcel X-2C1 and X-2C2 as the Director shall deem necessary or appropriate, such easement grants to contain such terms and conditions as the Director shall deem proper and in the best interests of the Authority.

8. That the Secretary be and hereby is authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004).

Parcel X-2

X-2A	-	1511	Sq. ft.
X-2B	-	1221	"
AREA	X-2C1-	1093	"
WIDTH	X-2C2-	363	"

DEPTH

SITE Corner Warren &
Winthrop Streets

ACCESS

PARKING

D U's

TYPE

ZONING

NOTES:

1. PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSORS MAPS ARE APPROXIMATE,
SEEKING FINAL SURVEYS.

2. FOR DEFINITIONS, STANDARDS & CONTROL
SEE:

CHARLESTOWN URBAN RENEWAL PLAN
PROJECT NO. MASS R-55

BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 25, 1963.

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DISPOSITION
PARCELS

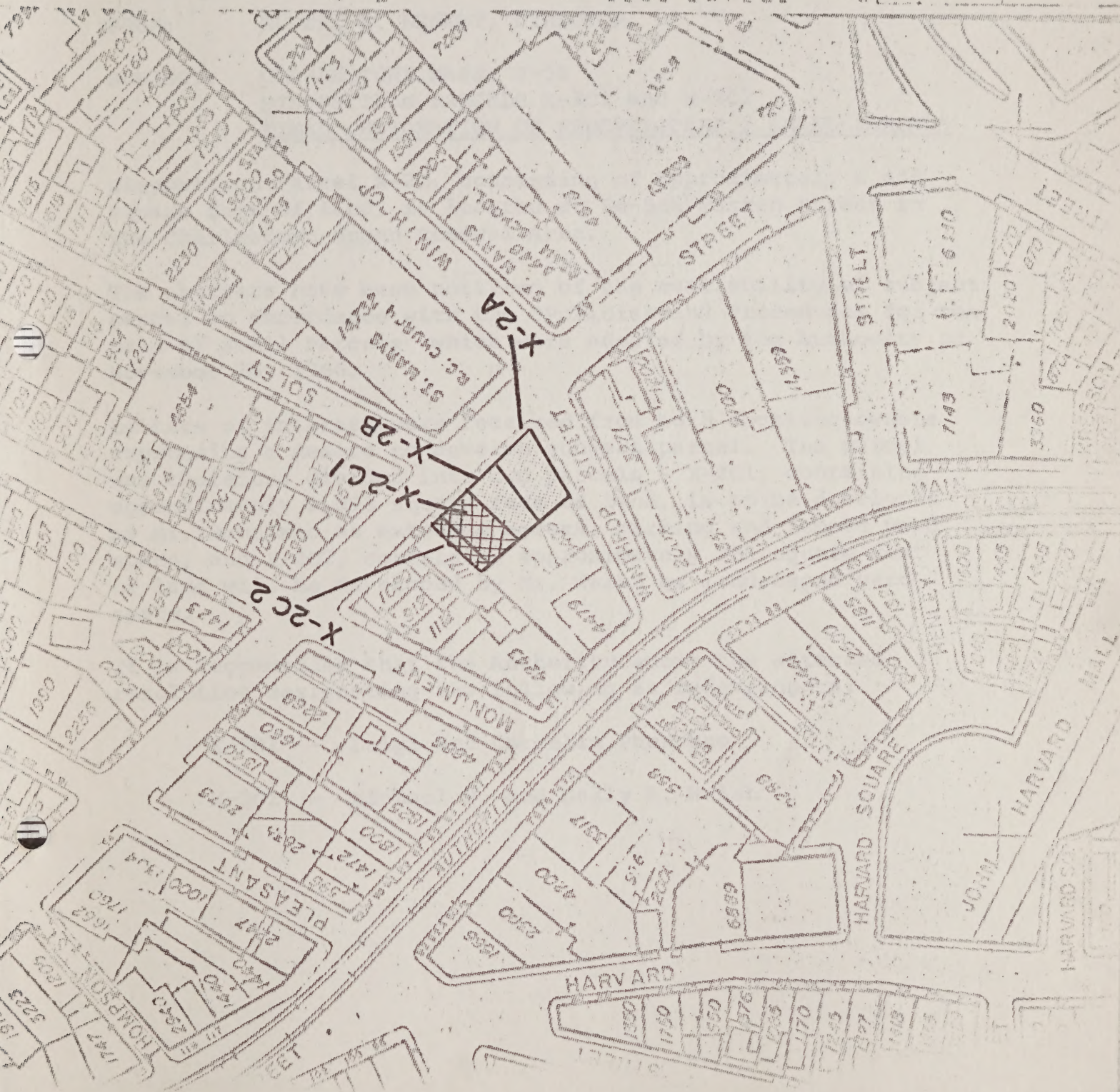
DATE:

Charlestown

Urban Renewal Area

Massachusetts R-55

BOSTON REDEVELOPMENT AUTHORITY



May 30, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN MASS. R-55
DISPOSITION PARCELS X-2C1 and X-2C2
FINAL DESIGNATION OF REDEVELOPERS / SMALL PARCELS

Disposition Parcel X-2C, consisting of approximately 1,456 square feet of land, is located at 56-58½ Warren Street in the Charlestown Urban Renewal Area.

The abutters have been notified of the availability of subject parcel in accordance with the "Policies and Procedures for the Sale of Small Parcels" which were adopted by the Authority on November 18, 1966.

Letters of interest were received from both abutting owners expressing a desire to develop subject parcel. The parcel was therefore divided into two parcels - X-2C1, containing approximately 1,093 square feet of land, is to be developed by Mr. Pannozzo as extended egress, parking and fenced yard space, and X-2C2, containing approximately 363 square feet of land will be developed by Mr. Walsh as landscaped yard space.

It is recommended that the Authority adopt the attached resolution designating the following as redevelopers:

X-2C1 - Luigi and Carmella Pannozzo

X-2C2 - Michael P. and Sally A. Walsh